



OUR PROPERTIES

Candor TechSpace G2

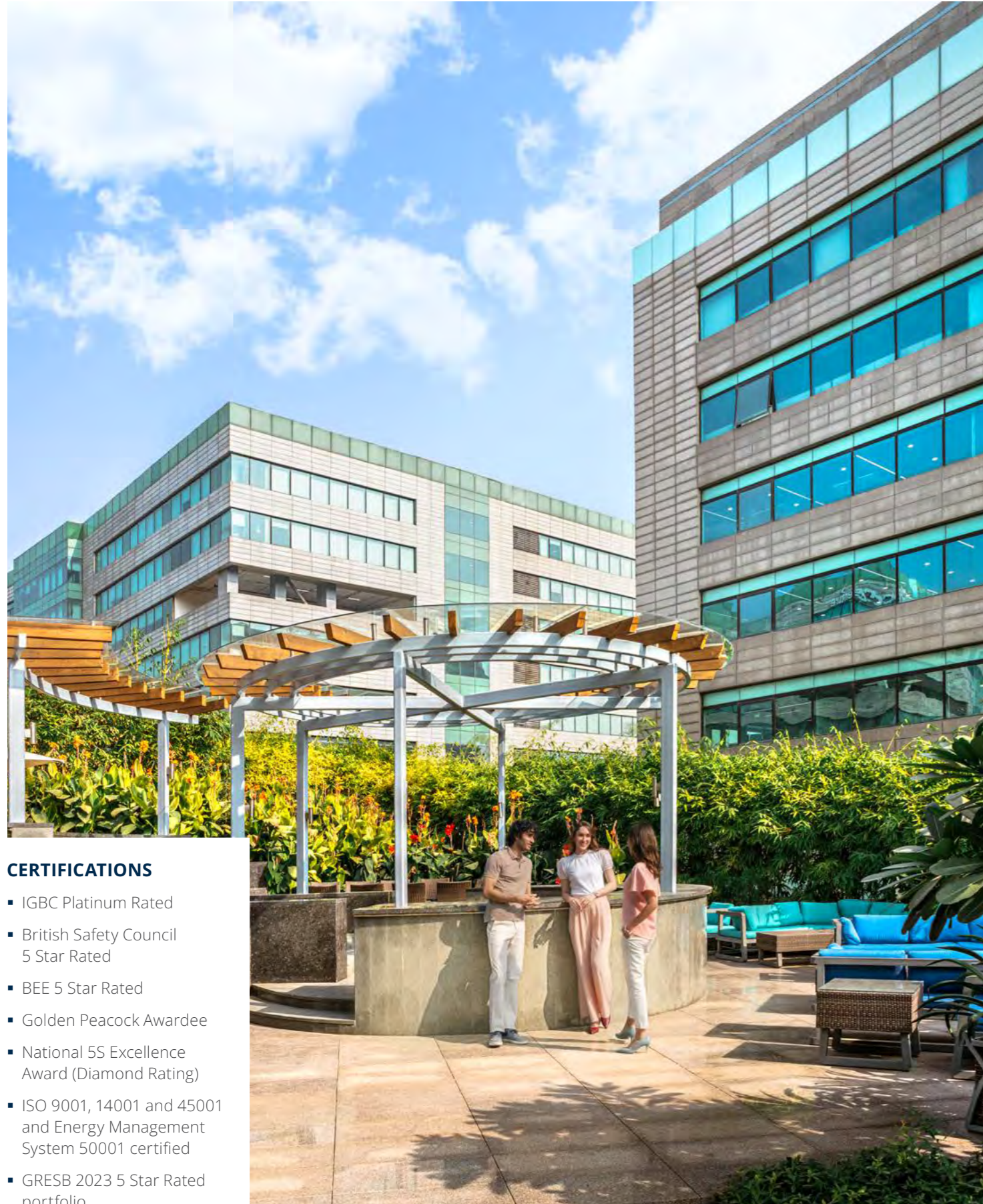
GURUGRAM

Candor TechSpace G2 emerges as a sprawling Grade-A office SEZ which reimagines workplace within Gurugram's bustling business district. Situated amidst essential social infrastructure assets, it is a strategically located office campus with seamless connectivity to

international airport, metro railways, NH-48 expressway, residential areas, malls, and hotels. The integrated business ecosystem, comprises a curated retail mix, diverse amenities, and captivating artistic landscapes which foster collaboration and connection amongst our tenants.

IGBC PLATINUM RATED CAMPUS DEDICATED TO SUSTAINABILITY AND EXCELLENCE THROUGH RECENT UPGRADES TO THE CENTRAL SPINE THAT FACILITATE SEAMLESS PEDESTRIAN FLOW, ALONGSIDE STRATEGICALLY POSITIONED ENTRY AND EXIT POINTS FOR ALL OCCUPANTS.





CERTIFICATIONS

- IGBC Platinum Rated
- British Safety Council 5 Star Rated
- BEE 5 Star Rated
- Golden Peacock Awardee
- National 5S Excellence Award (Diamond Rating)
- ISO 9001, 14001 and 45001 and Energy Management System 50001 certified
- GRESB 2023 5 Star Rated portfolio

ELEVATING EVERYDAY EXPERIENCES

- Customizable offices that prioritize aspirations of occupants
- Interactive outdoor spaces fostering collaboration
- State-of-the-art amenities including a gymnasium, indoor games/sports area, outdoor sports facilities, vibrant dining areas, crèche and a dedicated retail outlet block
- Safety measures include emergency services such as ambulance, wellness center, fire safety, and EV charging station
- Accessibility features like wheelchair support, tactile indicators, automated lift entry/exit, and wide gates ensure mobility
- Retrofitted AHUs with electrostatic filters maintain healthy air quality
- Technology-driven campus management encompasses visitor, network, and data management, along with RFID-based parking and environmental sensors for security and sustainability



KEY STATISTICS

28.5 Acres
CAMPUS AREA

4.1M sf
TOTAL LEASABLE AREA

3.0M sf
LEASED AREA

₹45,368M
MARKET VALUE

PRIORITIZING SUSTAINABILITY

Built Environment Design and Standards Compliance

Adhered to **IGBC Platinum standard** benchmarks and **IGBC Health & Well-being guidelines**

Climate-responsive façade design with **DGU glazing** across all office floors

50% Regularly occupied spaces are **daylit**

High-SRI Treatment to mitigate the heat island effect

Certified green and **sustainable building materials**

Centralized **BMS system**

Grade-A High-performance specifications



Energy Efficiency and Environment Management

MERV-13 Filters
in AHUs to minimize indoor air pollutants

~30%
Reduced energy consumption from the standard baseline

EV charging
facilities

Rainwater harvesting and **groundwater recharge** system

On-site **wastewater treatment** and reuse for non-domestic purposes

Waste management and **organic waste treatment** systems

Low-flow fixtures
For reduced water consumption

Inclusive and Accessible Infrastructure

Universal accessibility and **inclusive design** features

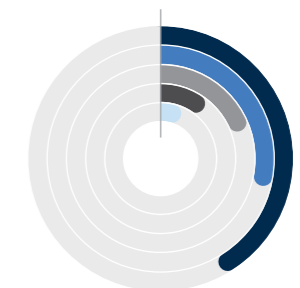
TOP TENANTS

(As per Gross Contracted Rentals)

- Accenture Solutions Private Limited
- RBS Services India Private Limited
- TLG India Private Limited
- Amdocs Development Centre India LLP
- Carelon Global Solutions India LLP

TENANT PROFILING

Sector-wise occupancy



- 41% Consulting
- 28% Finance
- 18% Technology
- 9% Healthcare
- 4% Others

ON-CAMPUS DEVELOPMENTS

The lease area transformation is currently underway at Candor TechSpace G2, Gurugram. Key highlights are as follows:

209K sf
NEW LEASES

186K sf
AREA RE-LEASED

₹ 39M

INVESTED FOR ASSET UPGRADATION